

Planning & Zoning Commission  
Regular Meeting  
May 16, 2016  
6:00 p.m.  
St. Mary Parish Courthouse Fifth Floor  
Franklin, Louisiana

The Planning & Zoning Commission met on this date with Vice – Chairman Barry Druilhet presiding, and the following members present: Deborah Tabor, Jimmy Wiley, Danny Lipari, Kimberly Saucier and Joshua Montgomery. Absent was William Gil.

Mr. Lipari led the Invocation and the Pledge of Allegiance.

Mrs. Saucier moved that the reading of the minutes of the Regular Meeting, April 18, 2016 be dispensed with and that the same be approved. Mrs. Tabor seconded the motion, which carried.

Mr. Druilhet read the request for a Specific Use Request for David Jones represented by Ricky Theriot to place livestock (horses and roosters) in an Existing Neighborhood (EN1) Zoned District located at 324 Edmond Ln., Charenton, LA; Sec.1 T13S R9E; *Parcel Id#- 2144961079.00- Lot BD Lightfoot-Road-Thomas-Joseph Acq. 271 315714.*

Mr. Ricky Theriot appeared before the board to discuss a Specific Use Request for David Jones represented by Ricky Theriot to place livestock (horses and roosters) in an Existing Neighborhood (EN1) Zoned District located at 324 Edmond Ln., Charenton, LA.

Mr. Lipari questioned whether Mr. Theriot will only have horses and roosters.

Mr. Theriot stated that currently he has one (1) horse and one (1) rooster.

Mr. Lipari questioned whether Mr. Theriot has the required sign installed on the property.

Mr. Theriot stated that his sign has been installed.

Mrs. Saucier made a motion to approve the request for a Specific Use Request for David Jones represented by Ricky Theriot to place livestock (horses and roosters) in an Existing Neighborhood (EN1) Zoned District located at 324 Edmond Ln, Charenton, LA; Sec.1 T13S R9E; *Parcel Id#- 2144961079.00- Lot BD Lightfoot-Road-Thomas-Joseph Acq. 271 315714.* Mr. Montgomery seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Deborah Tabor, Jimmy Wiley, Danny Lipari, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: William Gil

Mr. Druilhet read the request for a Specific Use Request for Joseph Elsbury, III to Place a Recreational Vehicle (RV) at Cypremort Point, LA in a Single Family (SR) Residential Zoned District located at 3509 Hwy. 319, Cypremort Point, LA; Sec. 20 T15S R6E; Parcel Id# 1034364316.00- Lot por No. 89-A Moresi Estates Part. 9 per Plat 96 291386 lying South of Hwy. 319 Acq. 298 319524 Improvements.

Mr. Elsbury appeared before the board to discuss the request for a Specific Use to place his Recreational Vehicle (RV) on his property. Mr. Elsbury stated that he is aware of the permit that is needed and understands that every 180 days the Recreational Vehicle (RV) has to be moved off the property for one (1) day due to the flood zone regulations for a period of three (3) years.

Mrs. Saucier questioned whether the property is cleared in order to meet the requirement of 25 feet from the road because according to the pictures Mr. Dooley submitted, there is a sand pile in the front of the property.

Mr. Elsbury stated that there is only a limestone pad in the front of his property.

Mrs. Saucier questioned whether the limestone pad is 25 feet from the road.

Mr. Elsbury stated that it is 25 feet from the road to the front of his existing building.

Mr. Druilhet explained that the Recreational Vehicle (RV) has to be 25 feet from the road and according to the pictures submitted, it does not seem to meet the 25 foot requirement.

Mr. Elsbury stated that currently it is approximately 10 to 12 feet.

Mr. Druilhet questioned whether Mr. Elsbury has enough space to move the Recreational Vehicle (RV) the required 25 feet.

Mr. Elsbury stated that he would have to haul in dirt and build up the sides because the property is swamp land. Mr. Elsbury stated that he has an additional 10 feet on the side.

Mrs. Tabor questioned whether the Recreational Vehicle (RV) has been on the property for a year or more.

Mr. Elsbury stated that the Recreational Vehicle (RV) has periodically been on the property for a year or so.

Mrs. Tabor questioned whether Mr. Elsbury was aware of any ordinances that forbid Recreational Vehicles (RV) in the area.

Mr. Elsbury stated that he was made aware that a Recreational Vehicle (RV) was not allowed on the property and that is why he is requesting the Specific Use.

Mr. Druilhet questioned how long Mr. Elsbury was aware of Recreational Vehicle (RV) requirements in reference to his property.

Mr. Elsbury stated that he has known for approximately eight (8) months that he needed to apply for a permit.

Mr. Druilhet questioned when Mr. Elsbury applied for the request.

Mr. Elsbury stated that he applied for the Specific Use request last month, April 2016. However, the Recreational Vehicle (RV) has been removed for several weeks.

Mr. Druilhet stated that he understands that the Recreational Vehicle (RV) was moved off and questioned when Mr. Elsbury returned the Recreational Vehicle (RV) to the property.

Mr. Elsbury stated that he did not bring the Recreational Vehicle (RV) back on the property.

Mrs. Tabor questioned the placement of the Recreational Vehicle (RV) in reference to the walkway on the property.

Mrs. Saucier questioned whether the Recreational Vehicle (RV) was on the property this past weekend when Mr. Dooley took the pictures.

Mr. Elsbury stated that the Recreational Vehicle (RV) was not on his property this weekend.

Mr. Dooley stated that he took the pictures on Saturday, May 14, 2016.

After review of the pictures Mr. Dooley submitted to the board, Mr. Elsbury stated that the pictures are not of his property. The vehicle and the Recreational Vehicle (RV) shown in the picture do not belong to Mr. Elsbury either. Mr. Elsbury stated that the property in the pictures is that of someone else.

Mrs. Bourgeois stated that if Mr. Elsbury does not meet the front setback requirement of 25 feet, he can apply for a front yard variance from the Board of Adjustments.

Mr. Elsbury questioned requirements for abandoned house boats in the area.

Mr. Lipari questioned whether the abandoned house boat was on land or in the water.

Mr. Elsbury stated that the abandoned house boat is in the water with the roof torn off.

Mrs. Saucier stated that as long as the house boat is in the water it is legal to be abutted to the property.

Mrs. Tabor made a motion to deny the request for a Specific Use Request for Joseph Elsbury, III to Place a Recreational Vehicle (RV) at Cypremort Point, LA in a Single Family (SR) Residential Zoned District located at 3509 Hwy. 319, Cypremort Point, LA; Sec. 20 T15S R6E; Parcel Id# 1034364316.00- Lot por No. 89-A Moresi Estates Part. 9 per Plat 96 291386 lying South of Hwy. 319 Acq. 298 319524 Improvements. Mr. Lipari seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Deborah Tabor, Jimmy Wiley, Danny Lipari, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: William Gil

Mr. Druilhet read the request for Rezoning of Property by Byron Comeaux located at 117 Jupiter St., Bayou Vista, LA from Existing Neighborhood (EN2) Zoned District to Neighborhood Commercial (NC) Zoned District; Sec. 19 T15S R12E; Parcel Id#-2894321376.00- Lot 7-1 Clarke Bayou Vista Subd. being Tract "ABCDA" per Plat 43L 270692 Acq. 43L 270692.

Mr. Comeaux appeared before the board to discuss the request for Rezoning of Property located at 117 Jupiter St., Bayou Vista, LA. Mr. Comeaux stated the request it to place a snowball stand on the property.

Mrs. Saucier questioned whether the property is located across the street from the galvanizing plant.

Mr. Comeaux stated that the property is located across the street from the galvanizing plant.

Mr. Montgomery questioned the building, size of operation and parking.

Mr. Comeaux stated that the building is an existing trailer and that he intends to sell snowballs and snacks.

Mrs. Saucier questioned whether the lot and the trailer were on the same lot to allow parking on the side.

Mr. Comeaux stated that the trailer is located on one lot and that customers will be allowed to also park in the drive way and on the side of the property.

Mr. Lipari questioned whether any parking restrictions were given.

Mr. Comeaux stated that he was not given any parking restrictions.

Mrs. Saucier made a motion to approve the request for Rezoning of Property by Byron Comeaux located at 117 Jupiter St., Bayou Vista, LA from Existing Neighborhood (EN2) Zoned District to Neighborhood Commercial (NC) Zoned District; Sec. 19 T15S R12E; Parcel Id#-2894321376.00- Lot 7-1 Clarke Bayou Vista Subd. being Tract "ABCDA" per Plat 43L 270692 Acq. 43L 270692. Mr. Montgomery seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Deborah Tabor, Jimmy Wiley, Danny Lipari, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: William Gil

Mr. Druilhet read the request for Rezoning of Property by David & Sally Hebert located at 19533 Hwy. 182 W., Jeanerette, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District; Sec. 68 T13S R8E; Parcel Id# 1905041003.00- Lot BD LA 182-Olivier-RR-Lancon Acq. 309 320964.

Mr. Lipari questioned the type of manufactured homes that Mrs. Hebert intends to place on the property.

Mrs. Hebert stated that they intend to place a new double wide manufactured home on the property.

Mrs. Tabor made a motion to approve the request for Rezoning of Property by David & Sally Hebert located at 19533 Hwy. 182 W., Jeanerette, LA from Single Family (SR) Residential Zoned District to Existing Neighborhood (EN2) Zoned District; Sec. 68 T13S R8E; Parcel Id# 1905041003.00- Lot BD LA 182-Olivier-RR-Lancon Acq. 309 320964. Mr. Wiley seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Deborah Tabor, Jimmy Wiley, Danny Lipari, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: William Gil

Mr. Druilhet read the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Paul C. Arcemont in an Existing Neighborhood (EN2) Zoned District located at 2264 Hwy 182, Patterson, LA. Sec. 40 T15S R11E; Parcel Id# 2894401042.00-Lot 2 Arcemont Subd. Acq. 328 323749.

Mr. Lamon Miller, Miller Engineer & Associates, stated that Mr. Arcemont owns Lot 2 of Arcemont Subdivision that is 250 ft. by 325 ft. There are multiple structures on the property that include mobile homes, sheds and a store. Mr. Arcemont has a potential buyer for the lot. Mr. Arcemont agreed to sell the property but will retain the store as rental income. The store property will be divided from the rest of the property in order to sell the property. Mr. Miller is not sure of the new owner's intent of the use of the property.

Mr. Crappell stated that Mr. Arcemont has two (2) mobile homes that are located against Mr. Crappell's fence. Mr. Crappell has no privacy due to the placement of these homes. Mr. Arcemont attempted to level out that property but created a ponding area against the

fence. Mr. Crappell explained that the water from Mr. Arcemont's mobile home park drains into Mr. Crappell's yard causing drainage issues.

Mr. Miller explained that the building between "E" and "D" as shown on the plat is a movable storage building. Mr. Arcemont did not want to relocate the building so the plat shows it going around the building. The house in the front that burned would have to be demolished before the survey or he would have to adhere to the setback lines. Mr. Arcemont decided to adhere to the setback lines before demolition of the burned house.

Mrs. Tabor made a motion to approve the request for Preliminary & Final Subdivision/Development Approval for a Subdivision of Property for Paul C. Arcemont in an Existing Neighborhood (EN2) Zoned District located at 2264 Hwy 182, Patterson, LA. Sec. 40 T15S R11E; Parcel Id# 2894401042.00-Lot 2 Arcemont Subd. Acq. 328 323749. Mr. Lipari seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Deborah Tabor, Jimmy Wiley, Danny Lipari, Kimberly Saucier and Joshua Montgomery

Nays: None

Abstained: None

Absent: William Gil

There being no further business, Mr. Lipari moved for adjournment. Mr. Wiley seconded the motion, which carried.

S/g Barry Druilhet

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Vice - Chairman Barry Druilhet  
St. Mary Parish Planning and Zoning Commission